

## **DISTRICT III ADVISORY BOARD AGENDA**

**May 7, 2014  
6:30 p.m.**

**Wichita Water Center  
101 E. Pawnee**

### **ORDER OF BUSINESS**

Call to Order  
Approval of Agenda for May 7, 2014  
Approval of Minutes for April 2, 2014

### **PUBLIC AGENDA**

**1. Scheduled items**

None

**2. Off-agenda items**

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

**Recommended Action:** Provide comments/take appropriate action.

### **NEW BUSINESS**

**3. Wichita Police Department Investigation Division Update**

**Deputy Chief Hassan Ramzah, Wichita Police Department Investigations**, will be providing an update on the Investigations Division and discussing the importance of reporting criminal activity and working with police to keep our community safe.

**Recommended Action:** Receive and file.

**4. CUP 2014-09 Amendment to Community Unit Plan (CUP) DP-261**

**Jess McNeely, Planning**, will be presenting on the property located within DP-261, the Oliver Retail Center Community Unit Plan (CUP) at the southeast corner of Oliver and Kellogg. The applicant requests an amendment to DP-261 to include property at the hard corner which was previously not within the CUP boundaries; this property was purchased from a different owner. The amendment requests that a car wash be listed as a permitted use, that an LED sign be permitted along the Oliver frontage, and that a pole sign along the Kellogg frontage increase permitted size from 202 to 300 square feet and increase permitted height from 35 to 70 feet.

**Recommended Action:** Planning staff recommends that the request be **APPROVED**, subject to the five listed conditions.

**5. Request for Resolution of Support for Application for Housing Tax Credits (Stepstone Apartments)**

**Mark Stanberry, Housing and Community Services**, will present on the potential application for the Housing Tax Credit Program. The City has received a request from Kansas Affordable Housing Corporation, for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with the acquisition of sites and development of the Stepstone Apartments, to be located at 1340 S. Bluffview. Under the City's adopted Housing Tax Credit (HTC) Policy, developers/owners must present proposed HTC projects to the applicable District Advisory Board (DAB). The proposed project involves acquisition of sites on the west side of Bluffview, including 1326, 1330, 1334, 1340, 1342, 1346, and 1350 S. Bluffview, as well as a vacant tract of land immediately adjacent/northeast of these sites. Existing housing structures on these sites would be demolished, with three new two-story, four-plex style buildings and a clubhouse to be constructed.

The City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. Waiver of this requirement is requested, as the project will serve victims of domestic violence, considered to be homeless. The HTC Policy provides for a waiver of the 20% market-rate unit requirement when special needs populations are exclusively served. The resolution of support will not constitute final plan or design approval. If the project is awarded Housing Tax Credits, the project developer must comply with all requirements associated with appropriate plan reviews required for issuance of a City building permit.

**Recommended Action:** Approve a recommendation for adoption of the resolution of support for the Housing Tax Credit Application, with waiver of the 20% market-rate unit requirement, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy.

**6. Request for Resolution of Support for Application for Housing Tax Credits (Residences at Linwood)**

**Mark Stanberry, Housing and Community Services**, will present on the Residences at Linwood's application for Housing Tax Credits. The City has received a request from The Residences at Linwood, LLC, for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with the Phase 2 renovation of the Linwood Apartments, now known as The Residences at Linwood. The Housing Tax Credit (HTC) Program is administered by the Kansas Housing Resources Corporation. Enacted in the Tax Reform Act of 1986, the HTC Program is designed to secure private equity capital for the development of affordable rental housing. The Program can provide as much as 55%-60% of the total development cost which reduces the amount of debt financing in affordable rental housing developments. This allows lower rents and greater affordability. The State receives a tax credit allocation from the Federal government, and requires developers/owners to obtain a resolution of support from the local government, when submitting applications for financing through the Program. The Residences at Linwood is located at 2002 S. Hydraulic, and was formerly known as Linwood Apartments. According to the application, a total of 176 apartment units would be renovated under what is to be considered as the second phase of a full-scale renovation project. The Kansas Housing Resources Corporation approved an allocation of Housing Tax Credits in 2012 for the first phase of the renovation. The second phase of the renovation provides for 30 studio units, 116 one-bedroom units, and 30 two-bedroom units.

The City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. The developer is requesting partial waiver of this requirement, and is seeking to provide 10% of the units as market-rate units, citing extenuating circumstances related to market conditions.

**Recommended Action:** It is recommended that the District Advisory Board approve a recommendation for adoption of the resolution of support for the Housing Tax Credit Application.

**7. Aquatic Master Plan**

**Brian Hill, Parks and Recreation,** will be providing an update on the City of Wichita Aquatic Master Plan Final Timeline.

**Recommended Action:** It is recommended that the District Advisory Board **APPROVE** the plan timeline.

**8. Wichita Area Metropolitan Planning Organization Update**

**Michael Spadafore, Planning,** will be presenting on WAMPO. They are soliciting feedback to determine which kinds of investments are most valuable to our future. Staff will give a short presentation and invite you to join us at one of the six workshops (listed on the attached poster) we will be holding throughout our metro area. These sessions will be informative, interactive, and most of all, geared toward listening to how you think we should invest limited funds for the future of the highways, roads, transit services, bicycle and pedestrian facilities, railroads, and airports that we all use.

**Recommended Action:** Receive, file, and provide feedback.

**9. Possible Golf Enterprise Sustainable Redevelopment Plan**

**Michelle Haun, Parks and Recreation,** will present on the potential LW Clapp Golf Course plan. Since 2010 the City of Wichita, Board of Park Commissioners and the Golf Advisory Committee have been trying to find ways to make the Golf Enterprise more self-sustaining, and have been challenged to find ideas and plans improve the golf experience. A primary idea was to create more player development opportunities, including introduction to youth players and young professionals. Parks and Rec has developed a tentative plan to create a learning facility at LW Clapp Golf Course which would entail maintaining the 18-hole golf course and creating a driving range and an indoor learning facility. Development costs for these planned improvements are estimated at \$3M which could be funded by the possible sale of property along Oliver or through general obligation bonds.

**Recommended Action:** It is recommended that the District Advisory Board **APPROVE** the tentative plan.

**10. IdeaTek**

**Ivan Kuhn and Jill Droge** will be presenting on the franchise agreement allowing IdeaTek to construct small cells in the City for a wireless carrier to provide better wireless coverage throughout Wichita.

**Recommended Action:** Provide feedback.

**BOARD AGENDA**

**11. Updates, Issues, and Reports**

Opportunity is provided for the Council Member and District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or Council District.

**Recommended Action:** Provide comments/take appropriate action.

**12. Adjournment**

The next District III Advisory Board meeting will be June 4, 2014 at The Wichita Water Center, 101 E. Pawnee.